

County of San Diego - TIF Program Update
PRELIMINARY FEE RATES
Built-In Credit Alternative
Category A¹

COMMUNITY PLANNING AREA	REGION	Residential - Single-Family Detached (\$/unit)						
		Current TIF Rate	Proposed Fee Rate - Built-in Credit					
			Total Fee (RTCIP + TIF)	% Change	RTCIP Fee ²	TIF ^{3, 4}		
						State Rts/Ramps	Regional	Local
Bonsall	NORTH	\$13,571	\$5,072	(63%)	\$2,165	\$360	\$1,325	\$1,222
Fallbrook		\$13,319	\$3,853	(71%)	\$2,165	\$360	\$1,325	\$3
North County Metro		\$8,497	\$3,907	(54%)	\$2,165	\$360	\$1,325	\$57
Pala-Pauma		\$7,902	\$3,850	(51%)	\$2,165	\$360	\$1,325	\$0
Pendleton-De Luz		\$6,612	\$3,850	(42%)	\$2,165	\$360	\$1,325	\$0
Rainbow		\$11,531	\$3,850	(67%)	\$2,165	\$360	\$1,325	\$0
San Dieguito		\$10,180	\$4,089	(60%)	\$2,165	\$360	\$1,325	\$239
Valley Center		\$9,438	\$3,850	(59%)	\$2,165	\$360	\$1,325	\$0
Alpine	SOUTH	\$5,799	\$4,867	(16%)	\$2,165	\$131	\$1,662	\$909
County Islands		\$3,800	\$3,958	+4%	\$2,165	\$131	\$1,662	\$0
Crest-Dehesa		\$4,912	\$3,958	(19%)	\$2,165	\$131	\$1,662	\$0
Jamul-Dulzura		\$6,210	\$4,013	(35%)	\$2,165	\$131	\$1,662	\$55
Lakeside		\$8,251	\$4,083	(51%)	\$2,165	\$131	\$1,662	\$125
Otay		\$4,528	\$3,958	(13%)	\$2,165	\$131	\$1,662	\$0
Spring Valley		\$4,528	\$3,958	(13%)	\$2,165	\$131	\$1,662	\$0
Sweetwater		\$5,243	\$3,958	(25%)	\$2,165	\$131	\$1,662	\$0
Valle De Oro		\$8,886	\$3,958	(55%)	\$2,165	\$131	\$1,662	\$0
Central Mountain	EAST	\$2,427	\$2,307	(5%)	\$2,165	\$142	\$0	\$0
Desert		\$2,773	\$2,307	(17%)	\$2,165	\$142	\$0	\$0
Julian		\$2,427	\$2,307	(5%)	\$2,165	\$142	\$0	\$0
Mountain Empire		\$2,427	\$2,307	(5%)	\$2,165	\$142	\$0	\$0
North Mountain		\$2,427	\$2,307	(5%)	\$2,165	\$142	\$0	\$0
Ramona		\$8,984	\$4,036	(55%)	\$2,165	\$142	\$0	\$1,729
Average Rate		\$6,725	\$3,678	(45%)	\$2,165	\$214	\$1,111	\$189

¹ Refer to Attachment 1 for a detailed list of applicable land uses in this category.

² SANDAG RTCIP fee (\$2,165 per residential unit).

³ Development within defined Village areas eligible for discounted TIF rate (TBD).

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local)

Indicates proposed fee lower than current fee.

*** DRAFT - Subject to Board Approval Prior to Implementation - DRAFT ***

County of San Diego - TIF Program Update
PRELIMINARY FEE RATES
Built-In Credit Alternative
Category B¹

COMMUNITY PLANNING AREA	REGION	Residential - Multi-Family (\$/unit)						
		Current TIF Rate	Proposed Fee Rate - Built-in Credit					
			Total Fee (RTCIP + TIF)	% Change	RTCIP Fee ²	TIF ^{3, 4}		
						State Rts/Ramps	Regional	Local
Bonsall	NORTH	\$9,093	\$4,103	(55%)	\$2,165	\$240	\$883	\$815
Fallbrook		\$8,924	\$3,290	(63%)	\$2,165	\$240	\$883	\$2
North County Metro		\$5,693	\$3,326	(42%)	\$2,165	\$240	\$883	\$38
Pala-Pauma		\$5,295	\$3,288	(38%)	\$2,165	\$240	\$883	\$0
Pendleton-De Luz		\$4,430	\$3,288	(26%)	\$2,165	\$240	\$883	\$0
Rainbow		\$7,726	\$3,288	(57%)	\$2,165	\$240	\$883	\$0
San Dieguito		\$6,821	\$3,447	(49%)	\$2,165	\$240	\$883	\$159
Valley Center		\$6,323	\$3,288	(48%)	\$2,165	\$240	\$883	\$0
Alpine	SOUTH	\$3,886	\$3,967	+2%	\$2,165	\$88	\$1,108	\$606
County Islands		\$2,547	\$3,361	+32%	\$2,165	\$88	\$1,108	\$0
Crest-Dehesa		\$3,292	\$3,361	+2%	\$2,165	\$88	\$1,108	\$0
Jamul-Dulzura		\$4,162	\$3,397	(18%)	\$2,165	\$88	\$1,108	\$36
Lakeside		\$5,529	\$3,444	(38%)	\$2,165	\$88	\$1,108	\$83
Otay		\$3,035	\$3,361	+11%	\$2,165	\$88	\$1,108	\$0
Spring Valley		\$3,035	\$3,361	+11%	\$2,165	\$88	\$1,108	\$0
Sweetwater		\$3,514	\$3,361	(4%)	\$2,165	\$88	\$1,108	\$0
Valle De Oro		\$5,955	\$3,361	(44%)	\$2,165	\$88	\$1,108	\$0
Central Mountain	EAST	\$1,626	\$2,260	+39%	\$2,165	\$95	\$0	\$0
Desert		\$1,858	\$2,260	+22%	\$2,165	\$95	\$0	\$0
Julian		\$1,626	\$2,260	+39%	\$2,165	\$95	\$0	\$0
Mountain Empire		\$1,626	\$2,260	+39%	\$2,165	\$95	\$0	\$0
North Mountain		\$1,626	\$2,260	+39%	\$2,165	\$95	\$0	\$0
Ramona		\$6,019	\$3,413	(43%)	\$2,165	\$95	\$0	\$1,153
Average Rate		\$4,506	\$3,174	(30%)	\$2,165	\$143	\$741	\$126

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³ Development within defined Village areas eligible for discounted TIF rate (TBD).

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County of San Diego - TIF Program Update
PRELIMINARY FEE RATES
Built-In Credit Alternative
Category C¹

COMMUNITY PLANNING AREA	REGION	Residential - Non-Permanent (\$/unit)						
		Current TIF Rate	Proposed Fee Rate - Built-in Credit					
			Total Fee (RTCIP + TIF)	% Change	RTCIP Fee ²	TIF ^{3, 4}		
						State Rts/Ramps	Regional	Local
Bonsall	NORTH	\$4,478	\$1,211	(73%)	\$0	\$150	\$552	\$509
Fallbrook		\$4,395	\$703	(84%)	\$0	\$150	\$552	\$1
North County Metro		\$2,804	\$726	(74%)	\$0	\$150	\$552	\$24
Pala-Pauma		\$2,607	\$702	(73%)	\$0	\$150	\$552	\$0
Pendleton-De Luz		\$2,182	\$702	(68%)	\$0	\$150	\$552	\$0
Rainbow		\$3,805	\$702	(82%)	\$0	\$150	\$552	\$0
San Dieguito		\$3,359	\$801	(76%)	\$0	\$150	\$552	\$99
Valley Center		\$3,114	\$702	(77%)	\$0	\$150	\$552	\$0
Alpine	SOUTH	\$1,914	\$1,126	(41%)	\$0	\$55	\$692	\$379
County Islands		\$1,254	\$747	(40%)	\$0	\$55	\$692	\$0
Crest-Dehesa		\$1,621	\$747	(54%)	\$0	\$55	\$692	\$0
Jamul-Dulzura		\$2,049	\$770	(62%)	\$0	\$55	\$692	\$23
Lakeside		\$2,723	\$799	(71%)	\$0	\$55	\$692	\$52
Otay		\$1,494	\$747	(50%)	\$0	\$55	\$692	\$0
Spring Valley		\$1,494	\$747	(50%)	\$0	\$55	\$692	\$0
Sweetwater		\$1,730	\$747	(57%)	\$0	\$55	\$692	\$0
Valle De Oro		\$2,932	\$747	(75%)	\$0	\$55	\$692	\$0
Central Mountain	EAST	\$801	\$59	(93%)	\$0	\$59	\$0	\$0
Desert		\$915	\$59	(94%)	\$0	\$59	\$0	\$0
Julian		\$801	\$59	(93%)	\$0	\$59	\$0	\$0
Mountain Empire		\$801	\$59	(93%)	\$0	\$59	\$0	\$0
North Mountain		\$801	\$59	(93%)	\$0	\$59	\$0	\$0
Ramona		\$2,964	\$779	(74%)	\$0	\$59	\$0	\$720
Average Rate		\$2,219	\$630	(72%)	\$0	\$89	\$463	\$79

¹ Refer to Attachment 1 for a detailed list of applicable land uses in this category.

² SANDAG RTCIP fee (\$2,165 per residential unit).

³ Development within defined Village areas eligible for discounted TIF rate (TBD).

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County of San Diego - TIF Program Update
PRELIMINARY FEE RATES
Built-In Credit Alternative
Category D¹

COMMUNITY PLANNING AREA	REGION	Residential - Congregate Care (\$/unit)						
		Current TIF Rate	Proposed Fee Rate - Built-in Credit					
			Total Fee (RTCIP + TIF)	% Change	RTCIP Fee ²	TIF ^{3, 4}		
						State Rts/Ramps	Regional	Local
Bonsall	NORTH	\$2,714	\$606	(78%)	\$0	\$75	\$276	\$255
Fallbrook		\$2,664	\$352	(87%)	\$0	\$75	\$276	\$1
North County Metro		\$1,700	\$363	(79%)	\$0	\$75	\$276	\$12
Pala-Pauma		\$1,581	\$351	(78%)	\$0	\$75	\$276	\$0
Pendleton-De Luz		\$1,323	\$351	(73%)	\$0	\$75	\$276	\$0
Rainbow		\$2,306	\$351	(85%)	\$0	\$75	\$276	\$0
San Dieguito		\$2,036	\$401	(80%)	\$0	\$75	\$276	\$50
Valley Center		\$1,888	\$351	(81%)	\$0	\$75	\$276	\$0
Alpine	SOUTH	\$1,160	\$562	(52%)	\$0	\$27	\$346	\$189
County Islands		\$760	\$373	(51%)	\$0	\$27	\$346	\$0
Crest-Dehesa		\$982	\$373	(62%)	\$0	\$27	\$346	\$0
Jamul-Dulzura		\$1,242	\$384	(69%)	\$0	\$27	\$346	\$11
Lakeside		\$1,650	\$399	(76%)	\$0	\$27	\$346	\$26
Otay		\$906	\$373	(59%)	\$0	\$27	\$346	\$0
Spring Valley		\$906	\$373	(59%)	\$0	\$27	\$346	\$0
Sweetwater		\$1,049	\$373	(64%)	\$0	\$27	\$346	\$0
Valle De Oro		\$1,777	\$373	(79%)	\$0	\$27	\$346	\$0
Central Mountain	EAST	\$486	\$30	(94%)	\$0	\$30	\$0	\$0
Desert		\$555	\$30	(95%)	\$0	\$30	\$0	\$0
Julian		\$486	\$30	(94%)	\$0	\$30	\$0	\$0
Mountain Empire		\$486	\$30	(94%)	\$0	\$30	\$0	\$0
North Mountain		\$486	\$30	(94%)	\$0	\$30	\$0	\$0
Ramona		\$1,797	\$390	(78%)	\$0	\$30	\$0	\$360
Average Rate		\$1,345	\$315	(77%)	\$0	\$44	\$231	\$39

¹ Refer to Attachment 1 for a detailed list of applicable land uses in this category.

² SANDAG RTCIP fee (\$2,165 per residential unit).

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County of San Diego - TIF Program Update
PRELIMINARY FEE RATES
Built-In Credit Alternative
Category E ¹

COMMUNITY PLANNING AREA	REGION	Commercial - General (\$/sf)						
		Current TIF Rate	Proposed Fee Rate - Built-in Credit					
			Total Fee (RTCIP + TIF)	% Change	RTCIP Fee ²	TIF ^{3, 4}		
						State Rts/Ramps	Regional	Local
Bonsall	NORTH	\$24.23	\$5.07	(79%)	\$0.00	\$0.63	\$2.31	\$2.13
Fallbrook		\$23.79	\$2.94	(88%)	\$0.00	\$0.63	\$2.31	\$0.00
North County Metro		\$15.19	\$3.04	(80%)	\$0.00	\$0.63	\$2.31	\$0.10
Pala-Pauma		\$14.12	\$2.94	(79%)	\$0.00	\$0.63	\$2.31	\$0.00
Pendleton-De Luz		\$11.82	\$2.94	(75%)	\$0.00	\$0.63	\$2.31	\$0.00
Rainbow		\$20.58	\$2.94	(86%)	\$0.00	\$0.63	\$2.31	\$0.00
San Dieguito		\$18.16	\$3.36	(81%)	\$0.00	\$0.63	\$2.31	\$0.42
Valley Center		\$16.85	\$2.94	(83%)	\$0.00	\$0.63	\$2.31	\$0.00
Alpine	SOUTH	\$10.19	\$4.71	(54%)	\$0.00	\$0.23	\$2.90	\$1.58
County Islands		\$6.62	\$3.13	(53%)	\$0.00	\$0.23	\$2.90	\$0.00
Crest-Dehesa		\$8.60	\$3.13	(64%)	\$0.00	\$0.23	\$2.90	\$0.00
Jamul-Dulzura		\$10.90	\$3.23	(70%)	\$0.00	\$0.23	\$2.90	\$0.10
Lakeside		\$14.55	\$3.35	(77%)	\$0.00	\$0.23	\$2.90	\$0.22
Otay		\$7.93	\$3.13	(61%)	\$0.00	\$0.23	\$2.90	\$0.00
Spring Valley		\$7.93	\$3.13	(61%)	\$0.00	\$0.23	\$2.90	\$0.00
Sweetwater		\$9.16	\$3.13	(66%)	\$0.00	\$0.23	\$2.90	\$0.00
Valle De Oro		\$15.70	\$3.13	(80%)	\$0.00	\$0.23	\$2.90	\$0.00
Central Mountain	EAST	\$5.60	\$0.25	(96%)	\$0.00	\$0.25	\$0.00	\$0.00
Desert		\$6.63	\$0.25	(96%)	\$0.00	\$0.25	\$0.00	\$0.00
Julian		\$5.60	\$0.25	(96%)	\$0.00	\$0.25	\$0.00	\$0.00
Mountain Empire		\$5.60	\$0.25	(96%)	\$0.00	\$0.25	\$0.00	\$0.00
North Mountain		\$5.60	\$0.25	(96%)	\$0.00	\$0.25	\$0.00	\$0.00
Ramona		\$17.70	\$3.26	(82%)	\$0.00	\$0.25	\$0.00	\$3.01
Average Rate		\$12.31	\$2.64	(79%)	\$0.00	\$0.37	\$1.94	\$0.33

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County of San Diego - TIF Program Update
PRELIMINARY FEE RATES
Built-In Credit Alternative
Category F¹

COMMUNITY PLANNING AREA	REGION	Commercial - Furniture Store (\$/sf)						
		Current TIF Rate	Proposed Fee Rate - Built-in Credit					
			Total Fee (RTCIP + TIF)	% Change	RTCIP Fee ²	TIF ^{3, 4}		
						State Rts/Ramps	Regional	Local
Bonsall	NORTH	\$3.39	\$0.19	(94%)	\$0.00	\$0.02	\$0.09	\$0.08
Fallbrook		\$3.33	\$0.11	(97%)	\$0.00	\$0.02	\$0.09	\$0.00
North County Metro		\$2.13	\$0.11	(95%)	\$0.00	\$0.02	\$0.09	\$0.00
Pala-Pauma		\$1.98	\$0.11	(94%)	\$0.00	\$0.02	\$0.09	\$0.00
Pendleton-De Luz		\$1.66	\$0.11	(93%)	\$0.00	\$0.02	\$0.09	\$0.00
Rainbow		\$2.88	\$0.11	(96%)	\$0.00	\$0.02	\$0.09	\$0.00
San Dieguito		\$2.54	\$0.13	(95%)	\$0.00	\$0.02	\$0.09	\$0.02
Valley Center		\$2.36	\$0.11	(95%)	\$0.00	\$0.02	\$0.09	\$0.00
Alpine	SOUTH	\$1.43	\$0.18	(87%)	\$0.00	\$0.01	\$0.11	\$0.06
County Islands		\$0.93	\$0.12	(87%)	\$0.00	\$0.01	\$0.11	\$0.00
Crest-Dehesa		\$1.20	\$0.12	(90%)	\$0.00	\$0.01	\$0.11	\$0.00
Jamul-Dulzura		\$1.53	\$0.12	(92%)	\$0.00	\$0.01	\$0.11	\$0.00
Lakeside		\$2.04	\$0.13	(94%)	\$0.00	\$0.01	\$0.11	\$0.01
Otay		\$1.11	\$0.12	(89%)	\$0.00	\$0.01	\$0.11	\$0.00
Spring Valley		\$1.11	\$0.12	(89%)	\$0.00	\$0.01	\$0.11	\$0.00
Sweetwater		\$1.28	\$0.12	(91%)	\$0.00	\$0.01	\$0.11	\$0.00
Valle De Oro		\$2.20	\$0.12	(95%)	\$0.00	\$0.01	\$0.11	\$0.00
Central Mountain	EAST	\$0.78	\$0.01	(99%)	\$0.00	\$0.01	\$0.00	\$0.00
Desert		\$0.93	\$0.01	(99%)	\$0.00	\$0.01	\$0.00	\$0.00
Julian		\$0.78	\$0.01	(99%)	\$0.00	\$0.01	\$0.00	\$0.00
Mountain Empire		\$0.78	\$0.01	(99%)	\$0.00	\$0.01	\$0.00	\$0.00
North Mountain		\$0.78	\$0.01	(99%)	\$0.00	\$0.01	\$0.00	\$0.00
Ramona		\$2.48	\$0.12	(95%)	\$0.00	\$0.01	\$0.00	\$0.11
Average Rate		\$1.72	\$0.10	(94%)	\$0.00	\$0.01	\$0.07	\$0.01

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County of San Diego - TIF Program Update
PRELIMINARY FEE RATES
Built-In Credit Alternative
Category G ¹

COMMUNITY PLANNING AREA	REGION	Industrial - General (\$/sf)						
		Current TIF Rate	Proposed Fee Rate - Built-in Credit					
			Total Fee (RTCIP + TIF)	% Change	RTCIP Fee ²	TIF ^{3, 4}		
						State Rts/Ramps	Regional	Local
Bonsall	NORTH	\$8.97	\$2.24	(75%)	\$0.00	\$0.28	\$1.02	\$0.94
Fallbrook		\$8.80	\$1.30	(85%)	\$0.00	\$0.28	\$1.02	\$0.00
North County Metro		\$5.62	\$1.34	(76%)	\$0.00	\$0.28	\$1.02	\$0.04
Pala-Pauma		\$5.22	\$1.30	(75%)	\$0.00	\$0.28	\$1.02	\$0.00
Pendleton-De Luz		\$4.37	\$1.30	(70%)	\$0.00	\$0.28	\$1.02	\$0.00
Rainbow		\$7.61	\$1.30	(83%)	\$0.00	\$0.28	\$1.02	\$0.00
San Dieguito		\$6.72	\$1.48	(78%)	\$0.00	\$0.28	\$1.02	\$0.18
Valley Center		\$6.24	\$1.30	(79%)	\$0.00	\$0.28	\$1.02	\$0.00
Alpine	SOUTH	\$3.77	\$2.08	(45%)	\$0.00	\$0.10	\$1.28	\$0.70
County Islands		\$2.45	\$1.38	(44%)	\$0.00	\$0.10	\$1.28	\$0.00
Crest-Dehesa		\$3.18	\$1.38	(57%)	\$0.00	\$0.10	\$1.28	\$0.00
Jamul-Dulzura		\$4.03	\$1.42	(65%)	\$0.00	\$0.10	\$1.28	\$0.04
Lakeside		\$5.38	\$1.48	(73%)	\$0.00	\$0.10	\$1.28	\$0.10
Otay		\$2.94	\$1.38	(53%)	\$0.00	\$0.10	\$1.28	\$0.00
Spring Valley		\$2.94	\$1.38	(53%)	\$0.00	\$0.10	\$1.28	\$0.00
Sweetwater		\$3.39	\$1.38	(59%)	\$0.00	\$0.10	\$1.28	\$0.00
Valle De Oro		\$5.81	\$1.38	(76%)	\$0.00	\$0.10	\$1.28	\$0.00
Central Mountain	EAST	\$2.07	\$0.11	(95%)	\$0.00	\$0.11	\$0.00	\$0.00
Desert		\$2.45	\$0.11	(96%)	\$0.00	\$0.11	\$0.00	\$0.00
Julian		\$2.07	\$0.11	(95%)	\$0.00	\$0.11	\$0.00	\$0.00
Mountain Empire		\$2.07	\$0.11	(95%)	\$0.00	\$0.11	\$0.00	\$0.00
North Mountain		\$2.07	\$0.11	(95%)	\$0.00	\$0.11	\$0.00	\$0.00
Ramona		\$6.55	\$1.44	(78%)	\$0.00	\$0.11	\$0.00	\$1.33
Average Rate		\$4.55	\$1.17	(74%)	\$0.00	\$0.17	\$0.86	\$0.14

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County of San Diego - TIF Program Update
PRELIMINARY FEE RATES
Built-In Credit Alternative
Category H¹

COMMUNITY PLANNING AREA	REGION	Office (\$/sf)						
		Current TIF Rate	Proposed Fee Rate - Built-in Credit					
			Total Fee (RTCIP + TIF)	% Change	RTCIP Fee ²	TIF ^{3, 4}		
						State Rts/Ramps	Regional	Local
Bonsall	NORTH	\$13.57	\$4.01	(70%)	\$0.00	\$0.50	\$1.83	\$1.68
Fallbrook		\$13.32	\$2.33	(83%)	\$0.00	\$0.50	\$1.83	\$0.00
North County Metro		\$8.51	\$2.41	(72%)	\$0.00	\$0.50	\$1.83	\$0.08
Pala-Pauma		\$7.91	\$2.33	(71%)	\$0.00	\$0.50	\$1.83	\$0.00
Pendleton-De Luz		\$6.62	\$2.33	(65%)	\$0.00	\$0.50	\$1.83	\$0.00
Rainbow		\$11.53	\$2.33	(80%)	\$0.00	\$0.50	\$1.83	\$0.00
San Dieguito		\$10.17	\$2.66	(74%)	\$0.00	\$0.50	\$1.83	\$0.33
Valley Center		\$9.44	\$2.33	(75%)	\$0.00	\$0.50	\$1.83	\$0.00
Alpine	SOUTH	\$5.71	\$3.72	(35%)	\$0.00	\$0.18	\$2.29	\$1.25
County Islands		\$3.71	\$2.47	(33%)	\$0.00	\$0.18	\$2.29	\$0.00
Crest-Dehesa		\$4.82	\$2.47	(49%)	\$0.00	\$0.18	\$2.29	\$0.00
Jamul-Dulzura		\$6.11	\$2.55	(58%)	\$0.00	\$0.18	\$2.29	\$0.08
Lakeside		\$8.15	\$2.64	(68%)	\$0.00	\$0.18	\$2.29	\$0.17
Otay		\$4.44	\$2.47	(44%)	\$0.00	\$0.18	\$2.29	\$0.00
Spring Valley		\$4.44	\$2.47	(44%)	\$0.00	\$0.18	\$2.29	\$0.00
Sweetwater		\$5.13	\$2.47	(52%)	\$0.00	\$0.18	\$2.29	\$0.00
Valle De Oro		\$8.79	\$2.47	(72%)	\$0.00	\$0.18	\$2.29	\$0.00
Central Mountain	EAST	\$3.14	\$0.20	(94%)	\$0.00	\$0.20	\$0.00	\$0.00
Desert		\$3.71	\$0.20	(95%)	\$0.00	\$0.20	\$0.00	\$0.00
Julian		\$3.14	\$0.20	(94%)	\$0.00	\$0.20	\$0.00	\$0.00
Mountain Empire		\$3.14	\$0.20	(94%)	\$0.00	\$0.20	\$0.00	\$0.00
North Mountain		\$3.14	\$0.20	(94%)	\$0.00	\$0.20	\$0.00	\$0.00
Ramona		\$9.91	\$2.58	(74%)	\$0.00	\$0.20	\$0.00	\$2.38
Average Rate		\$6.89	\$2.09	(70%)	\$0.00	\$0.30	\$1.53	\$0.26

¹ Refer to Attachment 1 for a detailed list of applicable land uses in this category.

² SANDAG RTCIP fee (\$2,165 per residential unit).

³ Development within defined Village areas eligible for discounted TIF rate (TBD).

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local)

Indicates proposed fee lower than current fee.

*** DRAFT - Subject to Board Approval Prior to Implementation - DRAFT ***

County of San Diego - TIF Program Update
PRELIMINARY FEE RATES
Built-In Credit Alternative
Category I¹

COMMUNITY PLANNING AREA	REGION	Industrial - Storage & Warehousing (\$/sf)						
		Current TIF Rate	Proposed Fee Rate - Built-in Credit					
			Total Fee (RTCIP + TIF)	% Change	RTCIP Fee ²	TIF ^{3, 4}		
						State Rts/Ramps	Regional	Local
Bonsall	NORTH	\$3.39	\$0.97	(71%)	\$0.00	\$0.12	\$0.44	\$0.41
Fallbrook		\$3.33	\$0.56	(83%)	\$0.00	\$0.12	\$0.44	\$0.00
North County Metro		\$2.13	\$0.58	(73%)	\$0.00	\$0.12	\$0.44	\$0.02
Pala-Pauma		\$1.98	\$0.56	(72%)	\$0.00	\$0.12	\$0.44	\$0.00
Pendleton-De Luz		\$1.66	\$0.56	(66%)	\$0.00	\$0.12	\$0.44	\$0.00
Rainbow		\$2.88	\$0.56	(81%)	\$0.00	\$0.12	\$0.44	\$0.00
San Dieguito		\$2.54	\$0.64	(75%)	\$0.00	\$0.12	\$0.44	\$0.08
Valley Center		\$2.36	\$0.56	(76%)	\$0.00	\$0.12	\$0.44	\$0.00
Alpine	SOUTH	\$1.43	\$0.91	(36%)	\$0.00	\$0.04	\$0.56	\$0.31
County Islands		\$0.93	\$0.60	(35%)	\$0.00	\$0.04	\$0.56	\$0.00
Crest-Dehesa		\$1.20	\$0.60	(50%)	\$0.00	\$0.04	\$0.56	\$0.00
Jamul-Dulzura		\$1.53	\$0.62	(59%)	\$0.00	\$0.04	\$0.56	\$0.02
Lakeside		\$2.04	\$0.64	(69%)	\$0.00	\$0.04	\$0.56	\$0.04
Otay		\$1.11	\$0.60	(46%)	\$0.00	\$0.04	\$0.56	\$0.00
Spring Valley		\$1.11	\$0.60	(46%)	\$0.00	\$0.04	\$0.56	\$0.00
Sweetwater		\$1.28	\$0.60	(53%)	\$0.00	\$0.04	\$0.56	\$0.00
Valle De Oro		\$2.20	\$0.60	(73%)	\$0.00	\$0.04	\$0.56	\$0.00
Central Mountain	EAST	\$0.78	\$0.05	(94%)	\$0.00	\$0.05	\$0.00	\$0.00
Desert		\$0.93	\$0.05	(95%)	\$0.00	\$0.05	\$0.00	\$0.00
Julian		\$0.78	\$0.05	(94%)	\$0.00	\$0.05	\$0.00	\$0.00
Mountain Empire		\$0.78	\$0.05	(94%)	\$0.00	\$0.05	\$0.00	\$0.00
North Mountain		\$0.78	\$0.05	(94%)	\$0.00	\$0.05	\$0.00	\$0.00
Ramona		\$2.48	\$0.63	(75%)	\$0.00	\$0.05	\$0.00	\$0.58
Average Rate		\$1.72	\$0.51	(71%)	\$0.00	\$0.07	\$0.37	\$0.06

¹ Refer to Attachment 1 for a detailed list of applicable land uses in this category.

² SANDAG RTCIP fee (\$2,165 per residential unit).

³ Development within defined Village areas eligible for discounted TIF rate (TBD).

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Indicates proposed fee lower than current fee.

*** DRAFT - Subject to Board Approval Prior to Implementation - DRAFT ***

County of San Diego - TIF Program Update
PRELIMINARY FEE RATES
Built-In Credit Alternative
Category J¹

COMMUNITY PLANNING AREA	REGION	Government/Institutional (\$/sf)						
		Current TIF Rate	Proposed Fee Rate - Built-in Credit					
			Total Fee (RTCIP + TIF)	% Change	RTCIP Fee ²	TIF ^{3, 4}		
						State Rts/Ramps	Regional	Local
Bonsall	NORTH	\$7.75	\$2.39	(69%)	\$0.00	\$0.30	\$1.09	\$1.00
Fallbrook		\$7.61	\$1.39	(82%)	\$0.00	\$0.30	\$1.09	\$0.00
North County Metro		\$4.86	\$1.44	(70%)	\$0.00	\$0.30	\$1.09	\$0.05
Pala-Pauma		\$4.52	\$1.39	(69%)	\$0.00	\$0.30	\$1.09	\$0.00
Pendleton-De Luz		\$3.78	\$1.39	(63%)	\$0.00	\$0.30	\$1.09	\$0.00
Rainbow		\$6.59	\$1.39	(79%)	\$0.00	\$0.30	\$1.09	\$0.00
San Dieguito		\$5.81	\$1.59	(73%)	\$0.00	\$0.30	\$1.09	\$0.20
Valley Center		\$5.39	\$1.39	(74%)	\$0.00	\$0.30	\$1.09	\$0.00
Alpine	SOUTH	\$3.26	\$2.23	(32%)	\$0.00	\$0.11	\$1.37	\$0.75
County Islands		\$2.12	\$1.48	(30%)	\$0.00	\$0.11	\$1.37	\$0.00
Crest-Dehesa		\$2.75	\$1.48	(46%)	\$0.00	\$0.11	\$1.37	\$0.00
Jamul-Dulzura		\$3.49	\$1.52	(56%)	\$0.00	\$0.11	\$1.37	\$0.04
Lakeside		\$4.66	\$1.58	(66%)	\$0.00	\$0.11	\$1.37	\$0.10
Otay		\$2.54	\$1.48	(42%)	\$0.00	\$0.11	\$1.37	\$0.00
Spring Valley		\$2.54	\$1.48	(42%)	\$0.00	\$0.11	\$1.37	\$0.00
Sweetwater		\$2.93	\$1.48	(50%)	\$0.00	\$0.11	\$1.37	\$0.00
Valle De Oro		\$5.02	\$1.48	(71%)	\$0.00	\$0.11	\$1.37	\$0.00
Central Mountain	EAST	\$1.79	\$0.12	(93%)	\$0.00	\$0.12	\$0.00	\$0.00
Desert		\$2.12	\$0.12	(94%)	\$0.00	\$0.12	\$0.00	\$0.00
Julian		\$1.79	\$0.12	(93%)	\$0.00	\$0.12	\$0.00	\$0.00
Mountain Empire		\$1.79	\$0.12	(93%)	\$0.00	\$0.12	\$0.00	\$0.00
North Mountain		\$1.79	\$0.12	(93%)	\$0.00	\$0.12	\$0.00	\$0.00
Ramona		\$5.66	\$1.54	(73%)	\$0.00	\$0.12	\$0.00	\$1.42
Average Rate		\$3.94	\$1.25	(68%)	\$0.00	\$0.18	\$0.92	\$0.15

¹ Refer to Attachment 1 for a detailed list of applicable land uses in this category.

² SANDAG RTCIP fee (\$2,165 per residential unit).

³ Development within defined Village areas eligible for discounted TIF rate (TBD).

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Indicates proposed fee lower than current fee.

*** DRAFT - Subject to Board Approval Prior to Implementation - DRAFT ***

County of San Diego - TIF Program Update
PRELIMINARY FEE RATES
Built-In Credit Alternative
Category K¹

COMMUNITY PLANNING AREA	REGION	Industrial - Select (\$/trip)						
		Current TIF Rate	Proposed Fee Rate - Built-in Credit					
			Total Fee (RTCIP + TIF)	% Change	RTCIP Fee ²	TIF ^{3, 4}		
						State Rts/Ramps	Regional	Local
Bonsall	NORTH	\$7.75	\$0.28	(96%)	\$0.00	\$0.03	\$0.13	\$0.12
Fallbrook		\$7.61	\$0.16	(98%)	\$0.00	\$0.03	\$0.13	\$0.00
North County Metro		\$4.86	\$0.17	(97%)	\$0.00	\$0.03	\$0.13	\$0.01
Pala-Pauma		\$4.52	\$0.16	(96%)	\$0.00	\$0.03	\$0.13	\$0.00
Pendleton-De Luz		\$3.78	\$0.16	(96%)	\$0.00	\$0.03	\$0.13	\$0.00
Rainbow		\$6.59	\$0.16	(98%)	\$0.00	\$0.03	\$0.13	\$0.00
San Dieguito		\$5.81	\$0.18	(97%)	\$0.00	\$0.03	\$0.13	\$0.02
Valley Center		\$5.39	\$0.16	(97%)	\$0.00	\$0.03	\$0.13	\$0.00
Alpine	SOUTH	\$3.26	\$0.26	(92%)	\$0.00	\$0.01	\$0.16	\$0.09
County Islands		\$2.12	\$0.17	(92%)	\$0.00	\$0.01	\$0.16	\$0.00
Crest-Dehesa		\$2.75	\$0.17	(94%)	\$0.00	\$0.01	\$0.16	\$0.00
Jamul-Dulzura		\$3.49	\$0.18	(95%)	\$0.00	\$0.01	\$0.16	\$0.01
Lakeside		\$4.66	\$0.18	(96%)	\$0.00	\$0.01	\$0.16	\$0.01
Otay		\$2.54	\$0.17	(93%)	\$0.00	\$0.01	\$0.16	\$0.00
Spring Valley		\$2.54	\$0.17	(93%)	\$0.00	\$0.01	\$0.16	\$0.00
Sweetwater		\$2.93	\$0.17	(94%)	\$0.00	\$0.01	\$0.16	\$0.00
Valle De Oro		\$5.02	\$0.17	(97%)	\$0.00	\$0.01	\$0.16	\$0.00
Central Mountain	EAST	\$1.79	\$0.01	(99%)	\$0.00	\$0.01	\$0.00	\$0.00
Desert		\$2.12	\$0.01	(100%)	\$0.00	\$0.01	\$0.00	\$0.00
Julian		\$1.79	\$0.01	(99%)	\$0.00	\$0.01	\$0.00	\$0.00
Mountain Empire		\$1.79	\$0.01	(99%)	\$0.00	\$0.01	\$0.00	\$0.00
North Mountain		\$1.79	\$0.01	(99%)	\$0.00	\$0.01	\$0.00	\$0.00
Ramona		\$5.66	\$0.18	(97%)	\$0.00	\$0.01	\$0.00	\$0.17
Average Rate		\$3.94	\$0.14	(96%)	\$0.00	\$0.02	\$0.11	\$0.02

¹ Refer to Attachment 1 for a detailed list of applicable land uses in this category.

² SANDAG RTCIP fee (\$2,165 per residential unit).

³ Development within defined Village areas eligible for discounted TIF rate (TBD).

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local)

Indicates proposed fee lower than current fee.

*** DRAFT - Subject to Board Approval Prior to Implementation - DRAFT ***

DRAFT Assignment of Land Uses to TIF Categories (TIF is based on primary use of facility)**Residential*****Single Family (A)***

Single Family Dwelling (SFD) Residential including Primary & Second Dwellings units	Manufactured Homes Modular Homes
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Multifamily (B)*

Attached homes Condominium	Accessory Apartment (granny flat) Apartment
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Non-Permanent Residential (C)

Agriculture labor residential (non-primary residence)	Lodging: hotel rooms and timeshares
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Congregate Care (D)

Assisted living facilities Retirement Community/Senior Housing	Convalescent & Nursing Homes
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* RTCIP collection required and included in fee rate

Non-Residential**General Commercial (E)**

Automotive - Body Shop, Upholstery - Car Wash - Electronics, Alarm, Stereo Sales &/or Repair - Gas Stations - Parts sales - Rental and/or leasing - Repair &/or Service - Sales - Tire Sales &/or Repair - Window Tinting - Windshield and Glass Repair Appliance Sales, Installation, and/or Repair Arcades Art Galleries & Dealers Bakeries (retail) Barber Shop, Beauty Salon, Nail Salon, Spa Bars Boat Sales and Repair Bowling Alleys Carpet or Flooring Store Chemical Sales Store Coffee Shops Commercial Aviation Facilities/Terminals	Commercial Boxing and Martial Arts Studios Commercial Dance Studios Commercial Plant Nurseries Commercial Strip Malls Computer Sales & Service Computer Sales, Leasing, or Repair Concert Halls Convenience Stores Craft Shops Department Stores Dry Cleaner Shop Eating Establishments Electronics Retail Stores Entertainment Facilities Fast Food Restaurants Feed Stores Florist Shop Gardening Stores/Commercial Nurseries Golf Pro Shop Grocery Stores Gun Shops Gymnasiums & Health and Fitness Clubs Hardware Stores Juice Bars	Key Shop Laundromat/Self-Serve Laundry Lumber Stores Medical Supply Sales Metal Supply Sales Mobile Home Sales Motorcycle Sales & Repair Museums Night Clubs Office Supplies Paint Store Photography or Photo Processing Store Postal, Copying, Shipping, &/or Printing Stores Rental Stores Restaurants Retail Eyeglass Store Retail Stores Shopping Centers Tattoo Parlors Theaters Ticket Agencies Truck Stop or Travel Center Video or Computer Game Stores Weight-Loss or Nutrition Stores (retail)
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Furniture Store (F)

Antique Store
Estate Liquidators
Furniture Store
Office Furniture Supply & Installation

General Industrial (G)

Animal Shelter/Kennel	Facility Alarm System Installation & Repair	Light Industrial Service Facilities
Armored Car Service	Film Production Studio	- Air Duct Cleaning
Assembling & Fabrication Facilities	Fuel Distribution Facilities	- Appliance Repair
Automotive Salvage	Gun Shooting Range (no on-site sales)	- Carpet Cleaning
Automotive Towing	Hazardous Waste Removal	- Carpet Installation (no on-site sales)
Bakeries (Manufacturing w/no on-site sales)	Heavy Construction Equipment Leasing	- Computer Cable Installation
Bathroom and Kitchen Renovation (no on-site sales)	Heavy Construction Equipment Repair	- Electric Vehicle Charging Station
Bottled gas supply (acetylene, etc.)	Heavy Construction Equipment Sales	- Elevator Maintenance
Churches, Synagogues, Mosques, or Temples	Home Remodeling	- Garage Door Repair
Community Centers or Youth Centers	Laboratories for Research & Development	- Glass Repair & Replacement
Computer Server Facilities (non-commercial)	Large Truck Repair	- HVAC, Plumber, Electrician, Welder, etc.
Construction &/or Demolition Companies	Laundry Processing (no on-site sales)	- Industrial Equipment Supply and Repair
Distribution Centers (no on-site sales)	Manufacturing/Processing Facilities	- Instrumentation Calibration & Repair
- Food &/or Beverage	Medical Equipment Maintenance	- Irrigation System Installation & Repair
- Catalogue Sales	Medical Supply Wholesale	- Janitors or Specialized Cleaning
- Other Non-Retail Distribution Centers	Not-for-Profit Recreation Centers (e.g. YMCA)	- Landscaping Maintenance
- Florist Distributor	Parking Garages (non-residential)	- Limousine Service
- Freight, Packages, and Mail	Photographic Processing Lab (no on-site sales)	- Machine Shop
- Fuel (gasoline, propane, natural gas)	Pool Installation	- Pest Control
- Chemicals	Reprographic Facilities	- Security Guard Service
Diving Salvage Facilities (no on-site sales)	Sandblasting Facility	
Document Destruction	Telephone Call Centers	
Drilling Companies	Telephone Service Facilities	
Furniture Repair	Trucking Companies	
	Video Production Facilities	

Offices (H)

Accountant Offices	Drug Rehabilitation Offices	Optometrist Office
Advertising Agencies	Engineering/Architectural Design Offices	Photography
Attorney Offices	Financial Planner Offices	Real Estate Offices
Bail Bond Office	Insurance Sales and Service	Tax Preparation Services
Banks and Savings & Loans	Mapping Services	Travel Agencies
Chiropractic Clinics	Medical Clinics	Veterinary Clinics
Computer Software Development	Medical Offices	
Counseling Offices	Mortuaries	
Currency Exchange	Offices for Research	
Dental & Orthodontic Clinics	Offices for Development	

Storage, Warehousing, Wineries, Non-residential Agricultural (I)

Agricultural Packing Facilities	Horse Stables	Wholesale Nurseries
Aircraft Hangars & General Aviation Facilities	Mini-Storage Warehouses	Wine Tasting Rooms
Cemeteries	Moving Companies	Wineries
Document Storage Facilities	Storage Warehouses	

Schools, and Government / Institutional (J)

Academic Testing Centers	Language Schools	Traffic Schools
Acting Schools	Library	Tutoring Centers
Day Care/Pre-School	Police Station	County Capital Projects
Elementary, Middle, and High Schools	Post Office	Parks
Fire Station	Prisons & Jails	Hospitals
Kindergartens	Technical Schools	

Select Industrial (K)*

*trip rates based off DPLU/DPW approved traffic study or SANDAG rates (when available)

Borrow Pit Operations	RV Parks & Campgrounds (per space) 4	Cell/Mobile Phone Towers/Trees/Units
Concrete & Asphalt Production (Batch Plants)	Recycling Centers	Wireless Communication Facilities *
Landfills		*see DPLU guidance for CEQA findings and unique trip rate (.07 ADT)
Mining Operations	Fuel Pumps (added to existing facility)	
Power Generation Plants		
Quarry Operations		